

# STAFFORD COUNTY SCHOOL BOARD

## Agenda Consideration

**TOPIC:** Easement Agreement:  
Columbia Gas Regulator  
Station - SHS

**ITEM NO.:** 4E

**PREPARED BY:** Scott Horan,  
Executive Director  
Planning & Construction

**MEETING:** January 10, 2006  
**ACTION DATE:** January 24, 2006

Andre' A. Nougaret,  
Assistant Superintendent  
for Support Services

---

**ACTION REQUESTED BY THE SUPERINTENDENT:** That the School Board approve an easement agreement between Columbia Gas of Virginia, Inc. of 38786 Lime Kiln Rd, Leesburg, Virginia and Stafford County Public Schools to establish a gas line regulator station on School Board property at Stafford High School.

---

### KEY POINTS:

1. On October 28, 2005 Columbia Gas of Virginia requested the SCPS School Board approval for a 20' x 20' exclusive easement on property owned by SCPS (SHS) for the purpose of constructing a gas regulator station to support gas pressure monitoring and maintenance operations to the local area including SHS. The proposed easement location is located in the southeast corner of SHS along its property line adjacent to Route 1 (see attached Plat #V179-968-05 ). Proposed regulator station will be fenced and locked and will be accessed by Columbia Gas via Route 1. SCPS has approved several easements in the past allowing Columbia Gas to establish regulator stations on school sites.

2. Per School Board guidance the SCPS Right-of-Way & Easement Guidelines were used to screen the request, research the potential impact and gather the following pertinent information:

- a. **Review Request** - SCPS staff reviewed the request on October 28, 2005 and support granting the easement.
- b. **Determine impact on student enrollment** – No direct.
- c. **Evaluate short and long-term impact on facilities & grounds** – No short – term impact. Long-term impact will ultimately prevent any future use of this 20' x 20' area. Proposed easement location is in an area of the property that future use would be highly unlikely.
- d. **Agreement reviewed by SCPS legal representative** – Parrish, Houck & Snead, PLC staff, reviewed the easement agreement.
- e. **Obtain appraisal of land** – Staff is recommending no formal appraisal of the land be obtained. Columbia Gas has appraised the land at \$2.50 per sf or \$1K for the easement. Staff feels this is a fairly accurate assessment considering the easement is for the community and will support the school.
- f. **Consult with Principal of Impact School Facility** – Staff met with Mr. Jon

Connor, Assistant Principal, to discuss the impact. He has no issue with approving the easement.

- g. **Define considerations** – Staff is recommending SCPS seek considerations for this easement in the amount of \$1K.
- h. **Present to School Board** – January 10, 2006
- i. **Negotiate considerations** – Unless the School Board changes the amount of considerations, \$1K considerations is agreed upon with Columbia Gas and is part of the easement agreement. If School Board wants further considerations, staff will approach Columbia Gas after the January 10, 2006 School Board meeting and negotiate any additional concerns.
- j. **Develop Plat and Boundary Line adjustment** – Columbia Gas will record the plat.
- k. **Final School Board approval** – January 24, 2006

**SCHOOL BOARD GOAL: #5** – Provide facilities that promote student learning and and community support.

**#7** – Provide school environments where teachers are safe to teach and students are safe to learn

**FUNDING SOURCE:** N/A

**AUTHORIZATION REFERENCE:** N/A